



**Connells**

Elmwood Close  
Cannock



## Ground Floor

### Entrance Hall

Having a composite front entrance door, tiled flooring, ceiling light point, stairs to first floor, doors to kitchen and living room.

### Living Room

16' 4" x 11' 1" ( 4.98m x 3.38m )

Having laminate flooring, ceiling light point, two wall lights, radiator, wall mounted electric fire, two double glazed windows to the front aspect.

### Kitchen / Diner

15' 7" x 16' 4" max ( 4.75m x 4.98m max )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, breakfast island, space and plumbing for appliances, space for American style fridge / freezer, double sink with drainer, extractor hood, stainless steel splashback, ceiling light points, radiator, space for dining furniture, door to storage, tiled flooring, boiler housing, double glazed window and door to the rear aspect.



## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom.

### Bedroom 1

9' 1" x 10' 8" max ( 2.77m x 3.25m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Bedroom 2

9' 1" x 10' 8" max ( 2.77m x 3.25m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 3

6' 8" x 7' 8" ( 2.03m x 2.34m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Bathroom

Having a WC, hand wash basin with storage below, bathtub with shower above, tiled splashbacks, radiator, tiled flooring, ceiling light point, double glazed window to the rear aspect.

## Outside

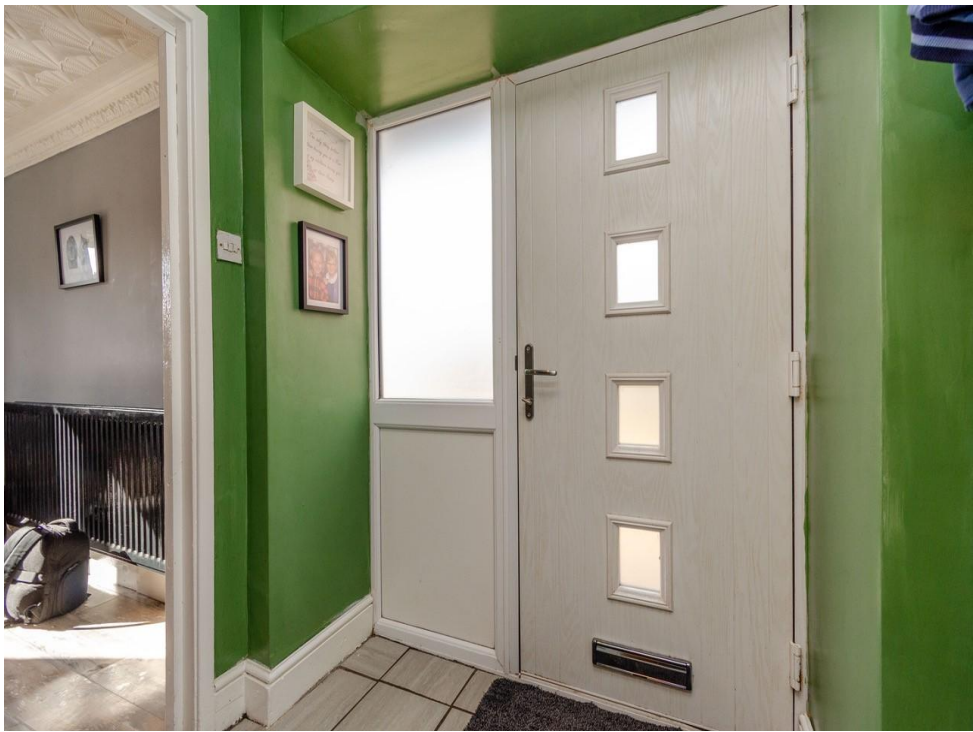
### Front

Having a front garden with laid to lawn area and patio leading to the side entrance door and driveway parking suitable for multiple vehicles.

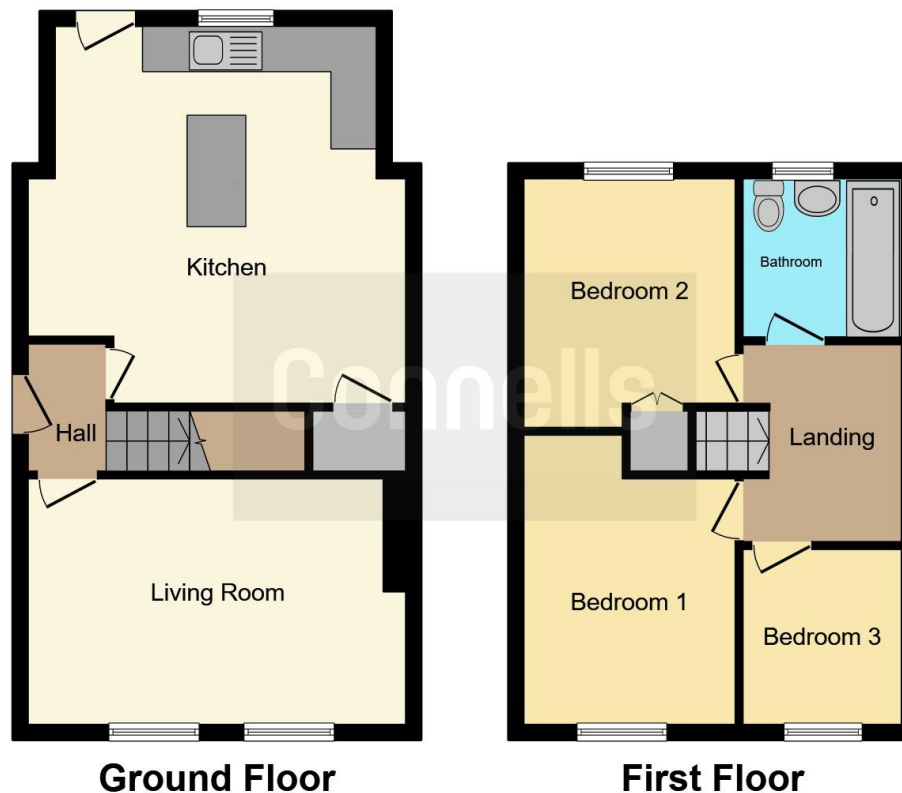
### Rear

Having laid to lawn area and artificial grass with a border to the rear with various shrubbery and trees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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10-12 Wolverhampton Road  
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EPC Rating: C Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CNK108342](http://connells.co.uk/Property/CNK108342)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1965. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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